



**NOTICE OF  
DESIGN COMMISSION MEETING  
TUESDAY MAY 9, 2017**

**DESIGN COMMISSION**

Alan Loomis, Chair	At Large/District 1
Yong Yoo, Vice-Chair	At Large/District 2
Jose Noel Toro	At Large/District 5
Andrea Rawlings	At Large/District 6
Philip Chiao	At Large/District 6
Patricia Keane	Rep., Planning Commission
Jonathan Edwards	Rep., Transportation Advisory Commission (TAC)
Gary Floyd	Rep., Historic Preservation Commission
Meriel Stern	Rep., Arts & Culture Commission

**STAFF**

Leon White	Principal Planner
Kevin Johnson	Senior Planner
Jason Wasmund	Assistant Planner
Claudia Burciaga-Ramos	Recording Secretary

*Any submitted documents will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 9:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact Design & Historic Preservation at (626) 744-4009 for specific time and date of availability.*

***Design Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month.***

*In compliance with the Americans with Disabilities Act of 1990, Listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.*

*Agendas are also available on the internet:  
<http://ww5.cityofpasadena.net/commissions/design-commission/>*



**Design Commission  
Tuesday May 9, 2017**

**City Hall  
Basement Training Room S018 at 6:00 p.m.  
100 North Garfield Avenue, Pasadena, CA 91101**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES - None**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF THE AGENDA ORDER**
5. **CONSOLIDATED DESIGN REVIEW**

**A. 456 East Orange Grove Boulevard - (Council District 3)**

Major alteration of existing building (increased height due to screening for a new rooftop wireless telecommunications facility).

It is recommended that the Design Commission:

Environmental Determination

Find that the application for Consolidated Design Review is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303, Class 3, New Construction or Conversion of Small Structures. Class 3 specifically exempts from environmental review the construction of, or installation of, small new equipment or facilities. The primary use of the site will not change. The addition of wireless telecommunication equipment on the roof would be ancillary to the primary use.

Findings for Consolidated Design Review Approval

1. Find that the project complies with the design-related goals and policies in the Land Use Element of the General Plan, the Community Design Standards and Guidelines in the Fair Oaks/Orange Grove Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-family Districts; and
2. Based on these findings, approve the application for Consolidated Design Review, option number 3 subject to conditions.

*(Case Planner: Martin Potter)*

*Owner/Applicant: Verizon Wireless/Jerry Ambrose*

*Architect: Eukon Group*

**6. CONCEPT DESIGN REVIEW**

**A. 245 South Los Robles Avenue (Council District 6)**

Conversion of existing 9-story office building to mixed-use office and 57 residential units; additions to parking structure to accommodate 48 residential units.

It is recommended that the Design Commission:

Environmental Determination

Find that the application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the Hearing Officer for Affordable Housing Concession Permit #11854 on March 1, 2017, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected trees on the site.

Findings for Concept Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan; and
2. Based on these findings, approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

*(Case Planner: Kevin Johnson)*

*Owner/Applicant: 245 Los Robles, LLC*

*Architect: American General Design*

**B. 973 East Del Mar Boulevard (Council District 7)**

New three-story, 13-unit multi-family residential project.

It is recommended that the Design Commission:

Environmental Determination

1. Find that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.
2. Find that approval of the project will not result in any significant effects relating to traffic, noise, air quality, water quality or cultural resources.
3. Conclude, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that a tree inventory (Attachment B) identifies removal of 1 protected specimen tree and relocation of 1 protected specimen tree.
2. Find that the removal of 1 protected tree meets finding 3 of the Tree Protection Ordinance (PMC §8.52.075.A): "[there] is an objective feature of the tree that makes the tree not suitable for the protections of this chapter;" and,
3. Find that the on-site relocation of 1 protected specimen tree meets finding 6 of the Tree Protection Ordinance (PMC §8.52.075.A): "the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines," and, therefore,
4. Approve the removal of 1 protected tree and relocation of 1 protected tree.

Findings for Concept Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts; and
2. Based on these findings, approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

*(Case Planner: Kevin Johnson)*

*Applicant/Owner: 973 Del Mar, LLC/Robert Ho*

*Architect: Tyler Gonzalez Architects*

7. COMMENTS AND REPORTS FROM STAFF

8. COMMENTS AND REPORTS FROM COMMISSION

9. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Rawlings)
2. Historic Preservation Commission – (Floyd)
3. Planning Commission - (Keane)
4. Transportation Advisory Commission - (Edwards)
5. Arts & Culture Commission - (Stern)
6. Rose Bowl Subcommittee - (Rawlings)
7. Concept Design Review Application Subcommittee - (Loomis, Toro)
8. Las Encinas Subcommittee - (Floyd, Rawlings)
9. Specific Plan Implementation Process Subcommittee - (Loomis, Keane)
10. 770 East Walnut St. Subcommittee - (Rawlings, Floyd)
11. 100 West Walnut St. Subcommittee (PARSONS) – (Loomis, Rawlings, Toro)
12. Design Commission Annual Field Trip Subcommittee - (Stern, Keane, Loomis)
13. Ambassador West Lots 1&2 Subcommittee - (Rawlings, Stern, Yoo)
14. Street Design Guide Subcommittee - (Loomis, Rawlings)
15. 170 North Halstead Subcommittee - (Rawlings, Edwards)

10. ADJOURNMENT

**POSTING STATEMENT:**

I HEREBY CERTIFY that this agenda, in its entirety was posted on the Council Chamber bulletin board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 5th day of May 2017, by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: <http://ww5.cityofpasadena.net/commissions/design-commission/>  
Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Leon White, Principal Planner



Claudia Burciaga-Ramos, Recording Secretary